

Statement of Justification

Proposed Porch Railing Repair and Porch Rehabilitation
Joseph Janney House

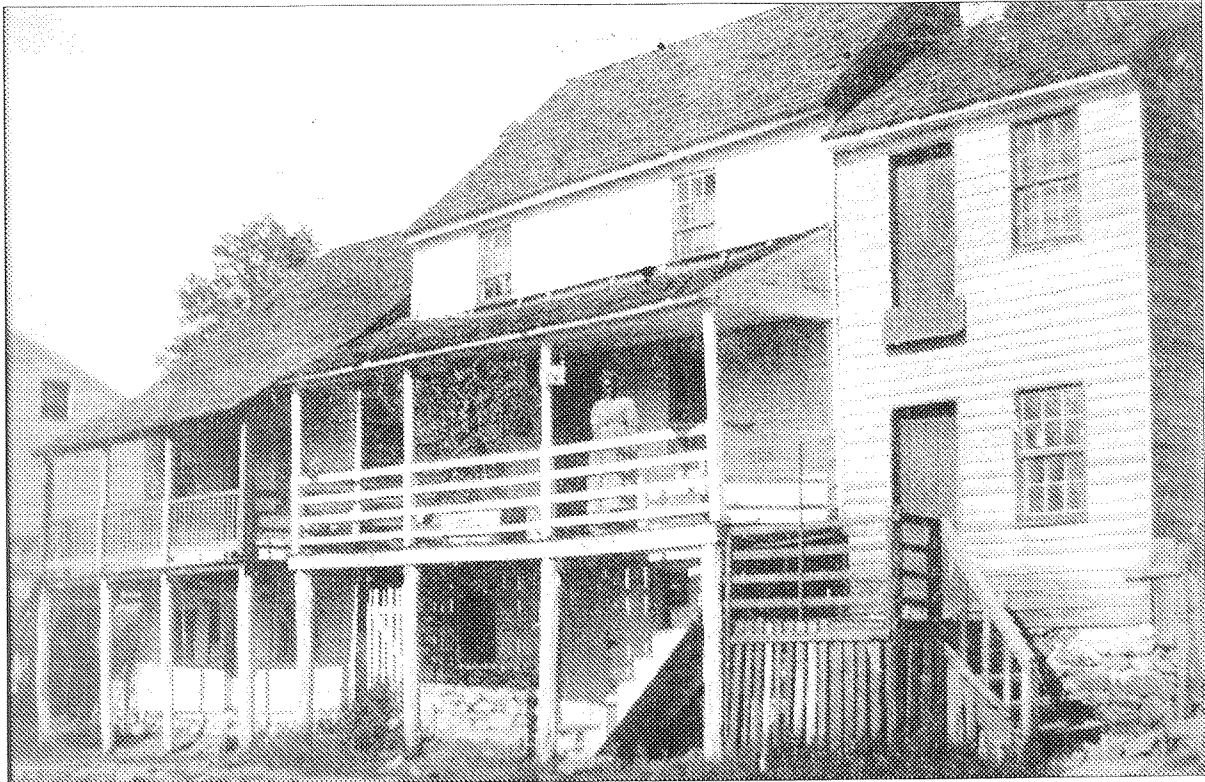
I. History of Existing Dwelling

In 1781 Joseph Janney, a Quaker, purchased twelve acres on Main Street from the Hague family. The twelve acres were subdivided and Janney appears to have constructed this dwelling house not later than the 1790s. The house is of log construction, clad in weatherboards, on a stone foundation. The main house and southeast addition were constructed as separate, adjoined dwellings, but were given interior access to one another sometime in the twentieth century. The house typifies the construction materials and architectural style of Waterford during the late eighteenth and early nineteenth centuries. The house is currently under easement in favor of the Virginia Department of Historic Resources (DHR).

II. Proposed Exterior Alterations

The proposed change in the railing design depicted in the drawing making up a part of this CAPP application is part of the broader repair and reconstruction of the porch that is needed to address rot. Existing 2x4 porch railings would be replaced with 1x rails that would be mortise and tenon-joined to porch posts and fastened with ¾" oak dowels. Top rails would feature a bullnose top. Existing 4x posts at the second story would be replaced with 4"x4" porch posts, retaining chamfered corners to match existing posts being replaced. Existing posts at the ground floor level would remain.

The change in the railing design is the only *alteration* in the porch design being proposed. Beyond this, repair and reconstruction are contemplated based on existing design and materials. In order to address rot and decay, the porch in front of the southeast addition would be reconstructed as it is currently configured and depicted in the drawing. The existing lattice door providing access to storage space under the porch, also suffering from rot and damage as the porch subsides, would be replaced with hand-built lattice, replacing home store quality materials. Existing mahogany floorboards, recently stripped of their shiny finish and weathered to grey, would be reused.



Early photo circa 1910 showing porch railings.



Rendering showing proposed alterations

III. Reason for Proposed Alteration

The existing porch is suffering from extensive rot. Existing 2x4 porch railings, simply toe-nailed into place, exhibit rot where they meet posts and, in most cases, are too slight in scale to be able to provide safe support over the spans covered. The proposed alteration of the railing design would better reflect design and construction techniques contemporary with the house and would enhance the safety and integrity of the porch. The proposed alteration to the railings is also intended to correct an existing non-conformity by addressing the guardrail spacing requirements set forth in the *Virginia Construction Code* (Reference Paragraph R312.2).

IV. Reason for Proposed Alteration

The existing porch design is reflected in a c.1910 photograph of the house. That design, using what appear to be 2x4 porch railings, may have been intended to repeat an earlier four-board horizontal railing configuration, though using less substantial materials consistent with the poverty and decay shown in the photo. The proposed changes in scale and construction of the porch to incorporate 1x rails that are mortise and tenon-joined to new porch posts would better reflect traditional design and construction techniques and, importantly, improve safety and satisfy building code requirements.

The proposed design is consistent with the porch railing of the Asa Moore House in Waterford and the railing design at the rear of the Waterford Mill that was recently approved by the Historic District Review Committee. The design depicted in the attached drawing was approved by the DHR by letter dated April 13, 2011, and was confirmed by the DHR to be consistent with the Secretary of the Interior's *Standards for Rehabilitation*.

Issued for CAPP: May 9, 2011

Drawn By: REH	Owner: Mr. Ronald Benschoter, Jr. & Mr. Glenn Jessee Post Office Box One Waterford, VA 20197	The Joseph Janney House 40154 Main Street Loudoun County Waterford, Virginia			Drawing Title & Scale: Cover Sheet	Drawing No. HR-1
------------------	---	---	--	--	---------------------------------------	---------------------